

Jimmar, Higher Tren creek, Newquay, TR8 4NN



NO ONWARD CHAIN | LOTS OF POTENTIAL | Spacious semi-detached dormer bungalow positioned on a quiet no-through road on the outskirts of Newquay Town. The property has spacious accommodation at 150m² and is set on a spacious plot with great potential.

- 2 large first floor bedrooms with potential for further bedrooms
- Large 30m² dual aspect lounge
- Rear sunroom extending the width of the property
- Quiet location still an easy walk to the town centre
- Mature garden backing onto a neighbouring orchard
- Driveway parking for 2 with frontage for additional parking

Price £340,000 Freehold

Higher Tren creek is an area transformed since the recent closure of the level crossing. Once a busy through road, the area has transformed thanks to there being no through traffic. The area is very close to Tretherras secondary school and has the popular Newquay Orchard and Newquay Sports Centre just a 10 minute walk down the road with Newquay town roughly a 25 minute walk away.

From the front the property has driveway parking for 2 vehicles with a front lawn which holds potential for additional off street parking if required.

A small entrance porch opens through to a spacious hallway. This provides access to the ground floor bedroom, modernised family bathroom, kitchen and the lounge. The kitchen has a range of units under a natural woodblock worktop with dual drainer ceramic sink, space for all expected white goods, rear door and a cupboard housing the oil central heating boiler. The lounge is large and also benefits from a wood burner with the rear doors providing access to the sunroom. The sunroom is a great space and would make a great addition to the kitchen if opened through. It holds lots of potential for a stand out feature of the home.

To the first floor are 2 large double bedrooms and a WC. The bedrooms could easily be divided to make 3 double bedrooms with a family bathroom on the first floor. There is also the potential to dormer the rear which would provide 4 double bedrooms on the first floor.

Outside the property has a generous West facing rear garden which is mainly laid to lawn with mature hedging surrounding the borders. There is wide access down the side which leads back to the front driveway.

COUNCIL TAX
Band D

SERVICES
Mains water, electric and drainage. Oil central heating.

TENURE
Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F	29	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Floor 0



Floor 1



Approximate total area⁽¹⁾
147.1 m²
1584 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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